



Planning & Development
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Memo

Date: July 22, 2021

To: Planning Board

From: Planning Office

Re: Ordinance Change Proposals – Seasonal Tents and Subdivision submission requirements

Background:

Item 1: The seasonal tent change is based on the favorable response of the public and local restaurants for outdoor dining. Currently tents are considered structures and must meet all setbacks if in place more than 10 days. The change would allow seasonal tents to be placed closer to streets and lot lines than buildings/structures for more than 6 months.

Item 2: Subdivision Plan requirement for mylars to be eliminated and a standard location for the Planning Board signature block established.

Item 3: Change the current final plan subdivision requirement for other agency approvals from time of application submission to prior to final approval.

Considerations:

- Item 1 is currently written for any seasonal tent, should this only apply to restaurants?
- Item 1 change also has a proposed change to the Reviewing authority chart to allow the Staff Review Committee to approve.
- Item 2 follows the statewide change by the Registry of Deeds to eliminate mylar plans
- Item 3 would eliminate the need to grant a waiver for each application that involves additional approvals to allow approvals prior to final approval.

Recommendations:

- I. Consider any changes to the proposed ordinance changes
- II. Consider scheduling a public hearing for the August 9th meeting